



ASIA PACIFIC
PROPERTY AWARDS
ARCHITECTURE

in association with



AWARD WINNER

ARCHITECTURE
MULTIPLE RESIDENCE
INDONESIA

Virgin Beach Hotel
by Martins Studio &
Big Waves Development

2025-2026



ASIA PACIFIC
HOTEL AWARDS

in association with



AWARD WINNER

NEW HOTEL
CONSTRUCTION
& DESIGN
INDONESIA

Virgin Beach Hotel
by Martins Studio &
Big Waves Development

2025-2026

sofit

of Virgin Beach, Bali

BY BIG WAVES DEVELOPMENT

THE LUX COLLECTIVE –

An International Hotel Operator, New Standard of Service

THE LUX
COLLECTIVE

14+

years of market experience

18

hotels across Asian countries



\$500-1000

Average room rate

MAKING EACH MOMENT MATTER

the core brand philosophy



[Web-site The Lux Collective](#)

EXPERT TEAM

With decades of collective hospitality management expertise

Brands Mövenpick, The Oberoi, Fairmont, Aman, One&Only

INTERNATIONAL STANDARDS

In every detail

Sustainability, culinary and wellness as Group DNAs. From eco-conscious design, zero food waste to local culture and community uplifting

EMOTIONAL CONNECTION

With every guest

Through personalised arrival rituals, locally-sourced produce, in-house bakery, and SALT Equilibrium Spa with therapies

ADDITIONALLY:



Higher booking rates and increased revenue thanks to direct access to the brand's international travel channels, proprietary CRM (Cendyn), and revenue management system (RMS)



Global PR campaigns, digital and sales support by the global HQ and sales presence in France, UK, Germany, China & UAE. Partnerships with international OTAs/ tour operators (TUI, British Airways Holidays, Expedia, Hotelbeds, Trip, Booking.com and more)



OCEANFRONT HOTEL COMPLEX



84
ROOMS

offering views
of the ocean
and Mount Agung

14
PERCENT

annual return
on investment



20 STEPS

to the only comfortable
swimming beach in Bali

DEVELOPED INFRASTRUCTURE OF THE COMPLEX



2 restaurants on site



Rooftop for events and celebrations



The first G.Bar on Bali



Spa and anti-age space



Large swimming pool with a separate children's area



Own diving center



Children's two-level playroom



Rooftop cinema



Terrace for yoga



Artificial waterfall



Sports hub



Own instapoint in the ocean



Virgin Beach
Karangasem Bali

ONE OF THE
TOP 5 MOST POPULAR
DESTINATIONS IN BALI

THE CLEANEST VIRGIN BEACH

with white sand and crystal water



Simply feel this
pleasure!

[watch the video](#)

**OWN SUN
LOUNGERS**

for the most
comfortable stay



AN ENVIRONMENTALLY RESPONSIBLE SPACE

Carefully integrated into the tropical landscape to preserve its untouched beauty

Preservation of Pristine Nature

The hotel is seamlessly woven into the natural surroundings and their resources – without causing harm to the local ecosystem

Use of Eco-Friendly Materials

Sulfate-free cosmetics, oxygenated laundry detergents, natural alternatives to plastic, and elegant embossing in place of traditional printing

Recycle Points

Furnishings made from recycled materials, upcycled art installations, and dedicated containers for used sunscreen as part of the eco-campaign: “Sun, fun, and recycle your sunscreen”

HEALTHY LUXURY PHILOSOPHY IN EVERYTHING

In-House Spa Center with Anti-Age and Wellness Programs

Focused on deep restoration of body and mind—daily yoga and meditation sessions, spa rituals with natural ingredients, and a calm space for renewal

Unique Anti-Age Special Menu

Perfect for detox tourism enthusiasts. A thoughtfully balanced menu built on cutting-edge anti-aging principles: functional foods that promote health and longevity—without eliminating meat, and with delicious, healthy vegan options



FIRST GxBAR SPACE IN BALI

with the concept of
The Mental Health Embassy:

- / a new perspective on self-care, where beauty is harmoniously combined with emotional balance
- / focus on anti-age (guided by the philosophy of graceful aging) and the concept of mental beauty make this space truly unique

GxSKIN











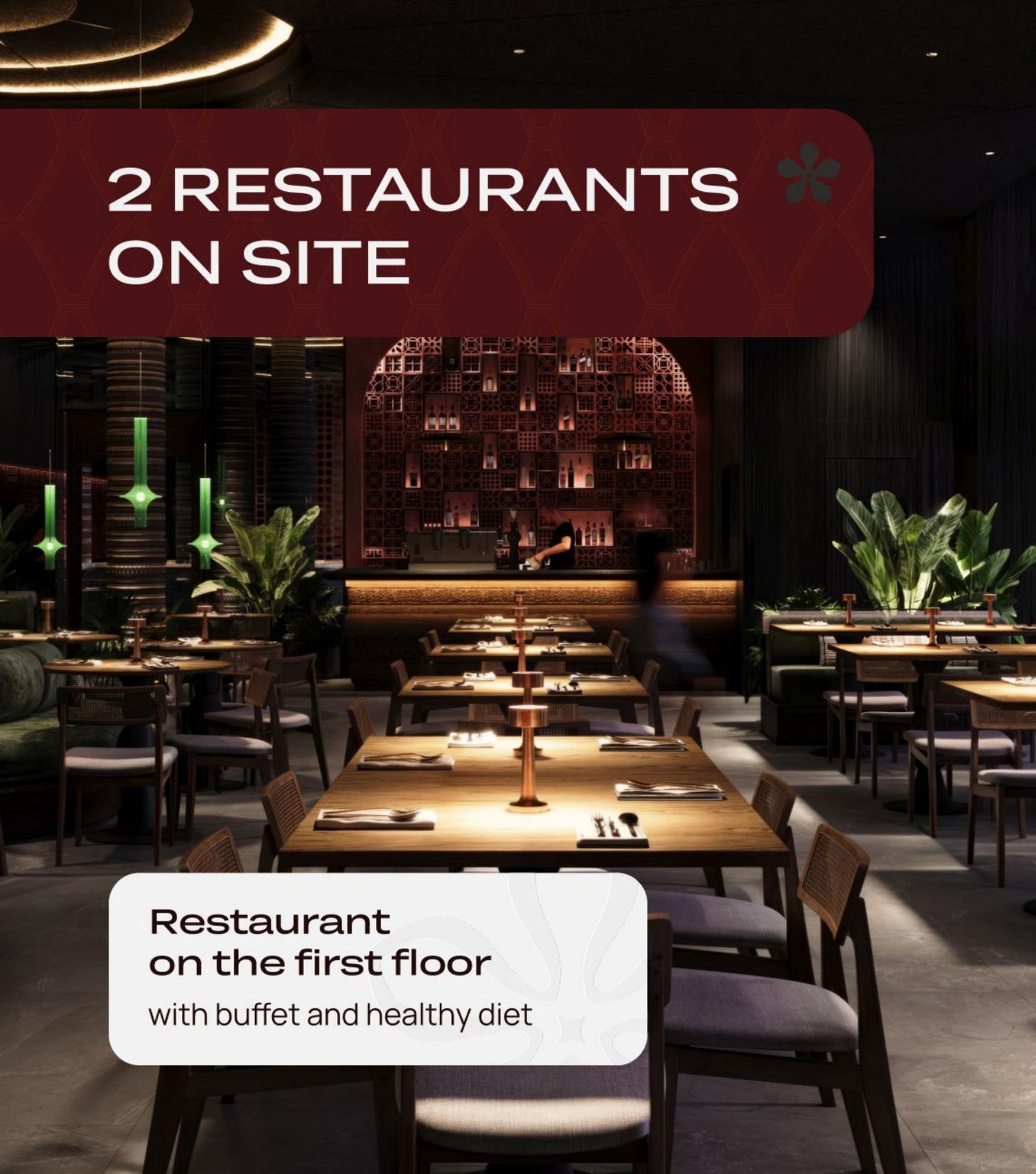


2 RESTAURANTS ON SITE



**Restaurant
on the first floor**
with buffet and healthy diet

**Restaurant
on the rooftop**
with an emphasis on bar
and pleasant relaxation





First floor



First floor

Rooftop



RESTAURANT TERRACE





THE ONLY EVENT & WEDDING SPACE IN BALI



**Planning a luxurious
wedding in Bali has
never been easier!**

Our hotel offers everything you need —
from stylish guest accommodations to full
technical support for your special day

TWO-LEVEL CHILDREN'S CLUB

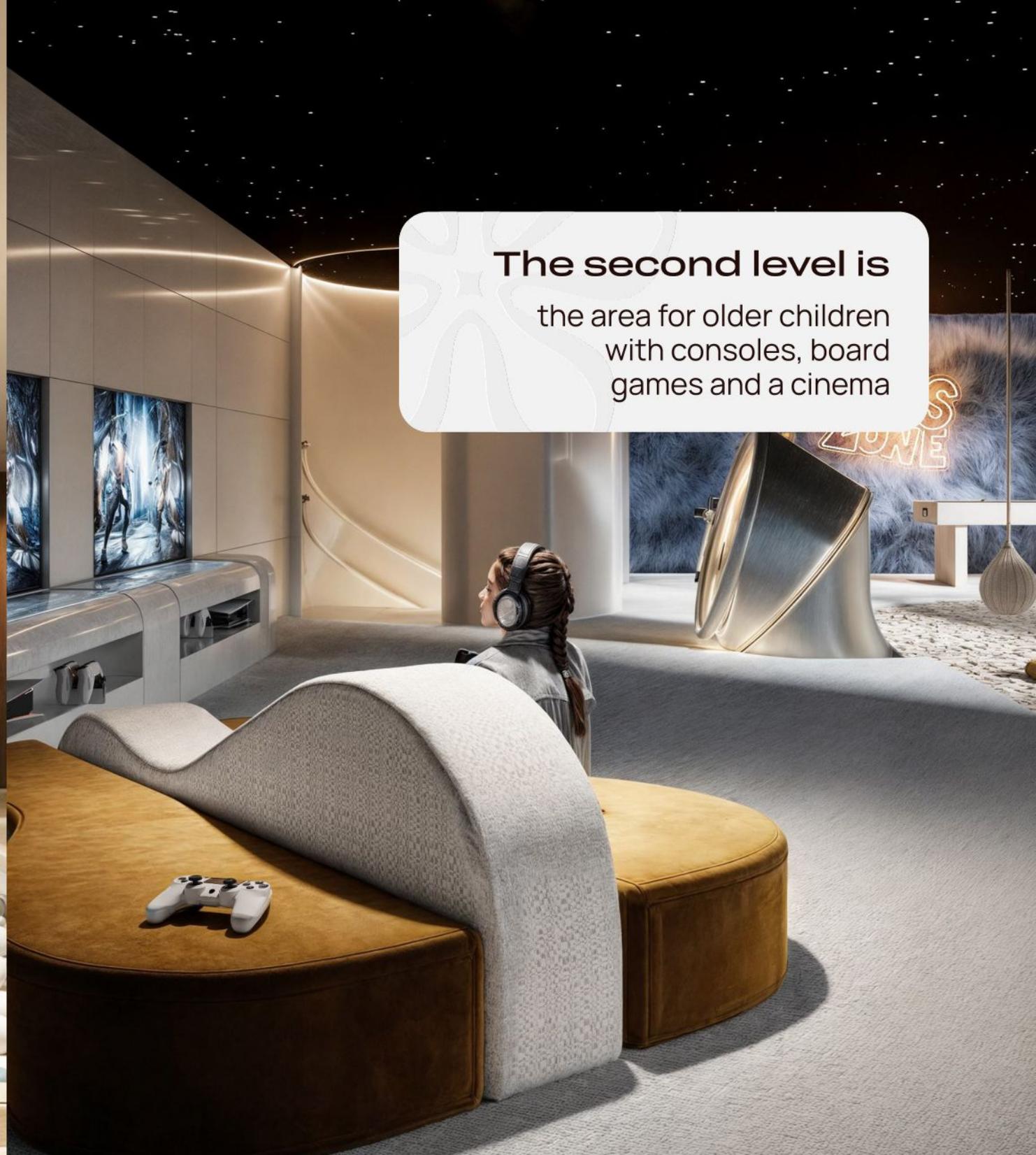


The first level is

the area for younger children with a slide leading to a ball pool, a flexible learning area and a separate bathroom

The second level is

the area for older children with consoles, board games and a cinema



Level 1





WALT DISNEY
PICTURES

Level 2

OPEN-AIR CINEMA ON THE ROOFTOP



It's hard to imagine anything more romantic
**than watching a nighttime
movie under the stars!**

YOGA AREA



Morning yoga with ocean views on the rooftop —
a dream for those who value peace and inner balance



CORAL
TRIANGLE
CENTER

Inspiring People Saving Oceans



OWN DIVING CENTER

[watch the video](#)

CORAL DEVELOPMENT PROGRAM



in cooperation with the research
organization Coral Triangle Center

KEY INFORMATION



COST OF THE UNIT
from IDR 4.01B



LOCATION
Virgin Beach, Karangasem

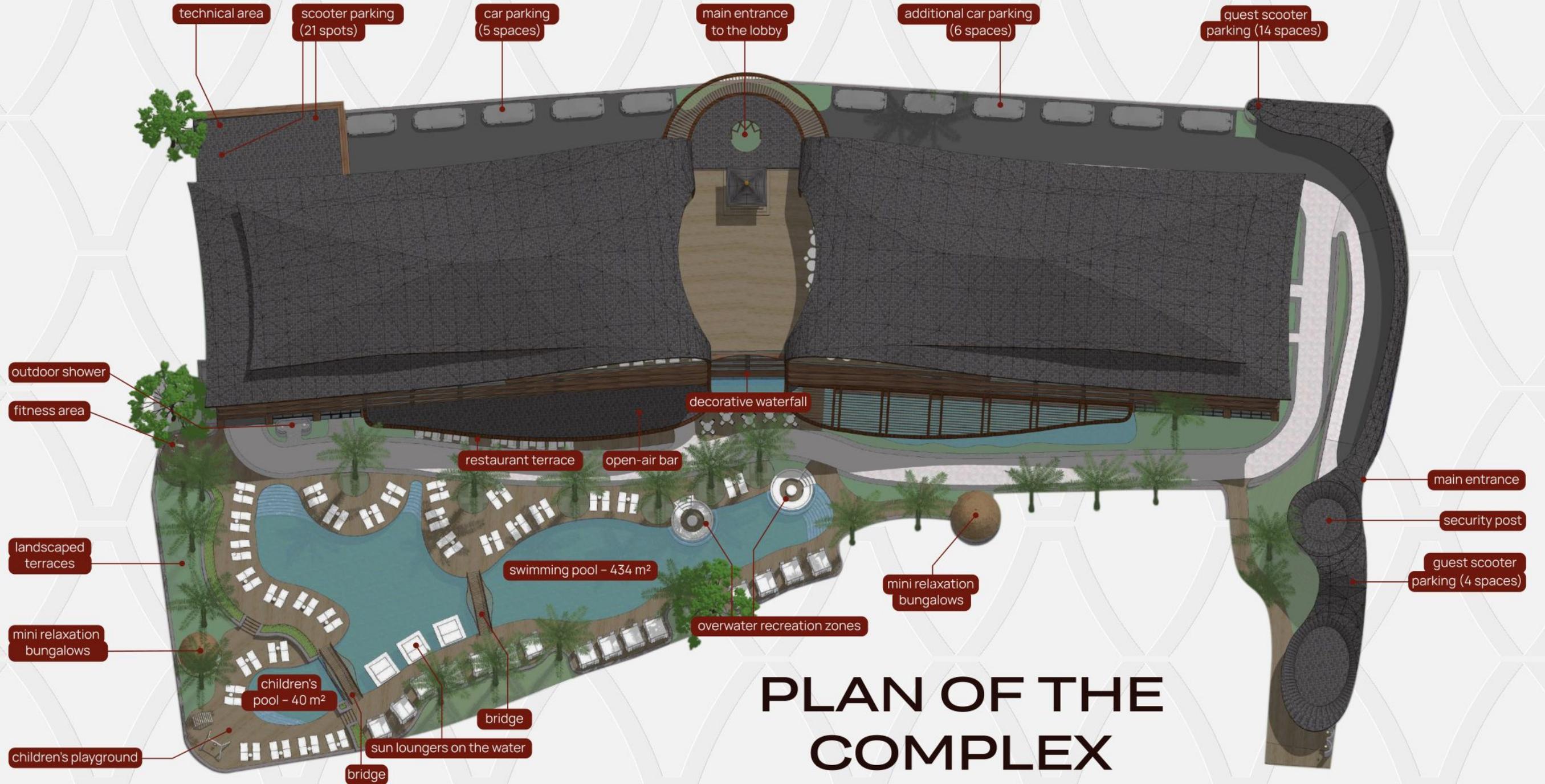


COMMISSIONING
3rd quarter of 2027



LAND LEASE
30 + 30 guaranteed renewal





PLAN OF THE COMPLEX

**SPACIOUS ROOMS
WITH PANORAMIC WINDOWS,**
offering incredible views



Ocean View

rooms with breathtaking
views of the ocean

Deluxe Mountain View

rooms overlooking
the volcanic mountain and lush
rainforest

Mezzanine

Two-story rooms
featuring a private kitchen
area and a cozy living room

The interiors reflect the aesthetics of natural materials —
every detail is thoughtfully designed for comfort and
harmony with the surrounding nature



Incredible ocean view



Terrace bath in
each room





Elegant furniture
made of natural materials



A stylish and modern bathroom

Inspiring jungle
and volcano views





Terrace bath
in each room

Classy and eco-friendly
room interiors





Focus
on the details





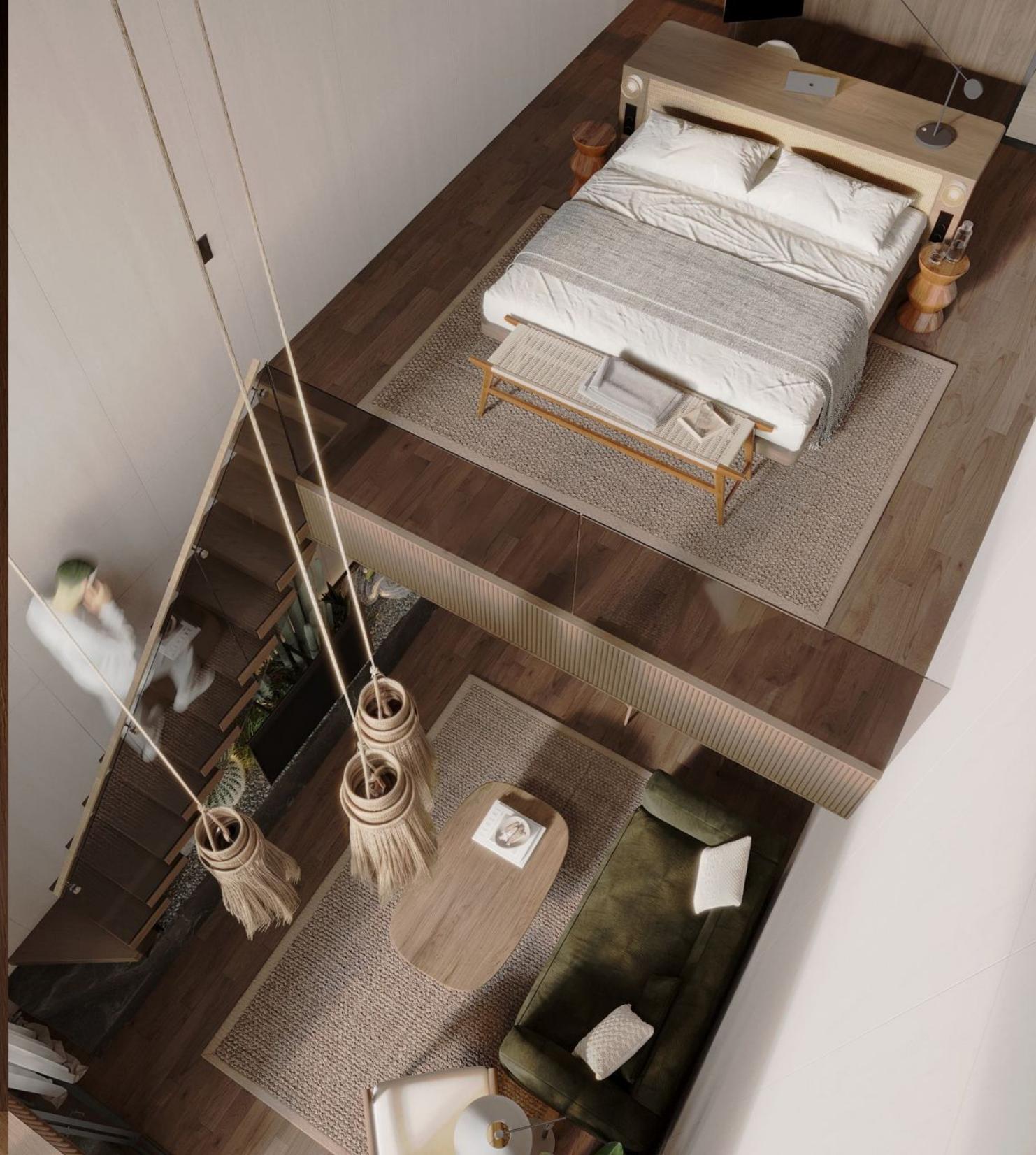
Two-story room
for maximum comfort

Private kitchen and living room on the first floor





Comfortable bedroom and bathroom on the second floor



INVESTMENT ATTRACTIVENESS

14 MILLION PEOPLE

visited Indonesia in 2024,
by 19% more than in 2023

*according to CNN Indonesia

1ST PLACE

in the nomination “The Best Destination
for Cultural Travel in the World”

for 2025 by Tripadvisor aggregator



PROJECT AWARDS:

Confirmed Seal of Approval
from **.ECO COMMUNITY**

Award in the New Hotel
Construction & Design category
from **Asia Pacific
Property Awards 2025**



Forbes

FRACTIONAL INVESTMENT



Equity participation is an opportunity to become a co-owner of a prestigious hotel project in Bali with a low entry threshold.
Invest in the project starting from a small share – from 3 m²



You invest only part of the property's value but receive a stable income proportional to your share, along with access to all the ownership benefits in the premium segment

You will get:

Reliability and Confidence

Your profit is distributed proportionally to your investment, ensuring a stable cash flow

Full Transparency of Calculations

All financial processes are open and clear, so you can always see real results

Equal Management and Service Conditions

You enjoy the same conditions and access to the privilege club as full unit owners

Join us now to become a co-investor in a hotel project in Bali and secure a stable income together with us

PROPERTY PURCHASE PLAN

01

Deposit transfer for real estate reservation

02

Purchase and Sale Agreement signing

03

Construction monitoring

04

Lease Agreement signing

05

Registration of the property for commissioning

06

Launching and making a profit

COMPLETED PROJECTS ON BALI:



**Awwa Boutique
Hotel in Canggu**

[hotel location](#)

**Moon Rock
Villas complex**
in a scenic tropical location

[hotel location](#)

BIG WAVES – YOUR RELIABLE PARTNER IN THE INVESTMENT WORLD



Website Big Waves Development

13 years of experience

Founded in 2012, Big Waves Development has successfully delivered over 250,000 m² of residential and commercial real estate, earning a reputation as a trusted developer. With strong foundations in Ukraine, where our projects Nova Koncha Zaspa and Bilyi Shokolad in Kyiv have set new benchmarks for quality, we expanded our expertise to Bali in 2022.

In Bali, Big Waves Development has completed three unique, concept-driven projects, each a testament to our commitment to innovation and sustainable development. We don't just build homes – we create communities, where every detail is designed to meet the highest standards of comfort and aesthetics.

Choose to invest in profitable real estate with Big Waves Development – where reliability and innovation are backed by decades of experience and proven success.



BIG WAVES BOT